



86 Sharp Street

Hull

HU5 2AB

£74,950

Offered with NO CHAIN INVOLVED! We offer onto the market this 2 Bedroom middle terraced house benefiting from gas central heating, uPVC double glazing and briefly comprising the following accommodation Lounge, good-size fitted Dining Kitchen with integrated oven and hob, Lobby leading to Bathroom, on the first floor there are 2 Bedrooms and the outside enjoys a rear garden. This is a great opportunity for the first time buyer or investor which is situated in this convenient location.



Property Features

- 2 Bedroom Terraced House
- Gas Central Heating
- uPVC Double Glazing
- Rear Garden
- Ideal For First Time Buyer or Investor
- Convenient Location
- Great Opportunity
- No Chain Involved

Full Description

LOCATION

The property is situated just off Newland Avenue which boasts excellent amenities such as shops, bars, bistros, restaurants, schools, public transport and is convenient travelling distance for Hull city centre and Hull University.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

13' 4" x 11' 2" (4.06m x 3.4m)

Measured into recess. With a uPVC double glazed window overlooking the front and uPVC double glazed entry door, tiled fireplace, gas fire point, TV point, single

central heating radiator and built-in shelving to recess.

DINING KITCHEN

16' 7" x 10' 7" (5.05m x 3.23m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units, polished tile flooring, double central heating radiator, staircase leading to the first floor, under-stairs storage cupboard, built-in under oven and 4 ring gas hob, extractor/cooker hood, plumbing for automatic washing machine, tiled surrounds to worktops and uPVC double glazed window which overlooks the rear.

LOBBY

With polished tile flooring and a half-obscured uPVC double glazed entry door leading to the rear garden.

BATHROOM

6' 6" x 5' 3" (1.98m x 1.6m)

With polished tile flooring, panelled bath with separate shower over, pedestal wash hand basin, uPVC obscured double glazed window to the side, low level WC, single central heating radiator and extractor.

FIRST FLOOR

SMALL LANDING

BEDROOM 1



Full Description

11' 2" x 10' 11" (3.4m x 3.33m)

Measured into recess. With a uPVC double glazed window which overlooks the front, single central heating radiator and TV point.

BEDROOM 2

10' 9" x 8' 3" (3.28m x 2.51m)

Access to loft space, uPVC double glazed window which overlooks the rear, wall-mounted boiler serving central heating and hot water and single central heating radiator.

OUTSIDE

To the rear of the property there is a good sized garden together with brick walling and fencing on the perimeters and storage shed.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars

does not imply they are in full and efficient working order.

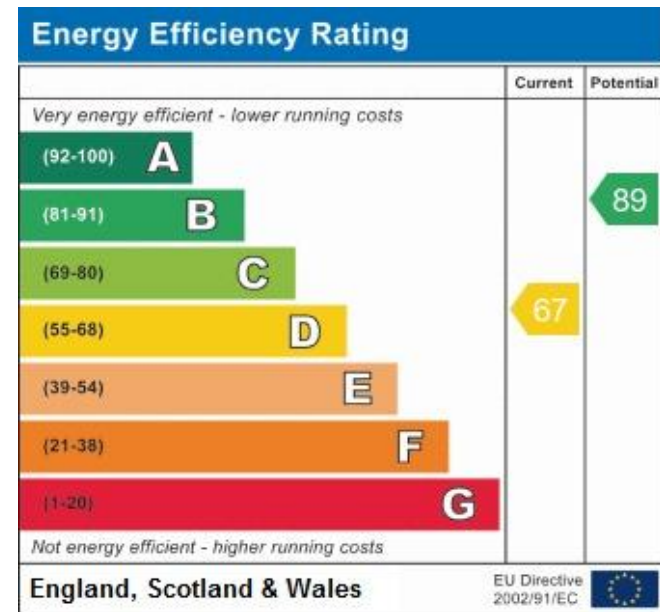
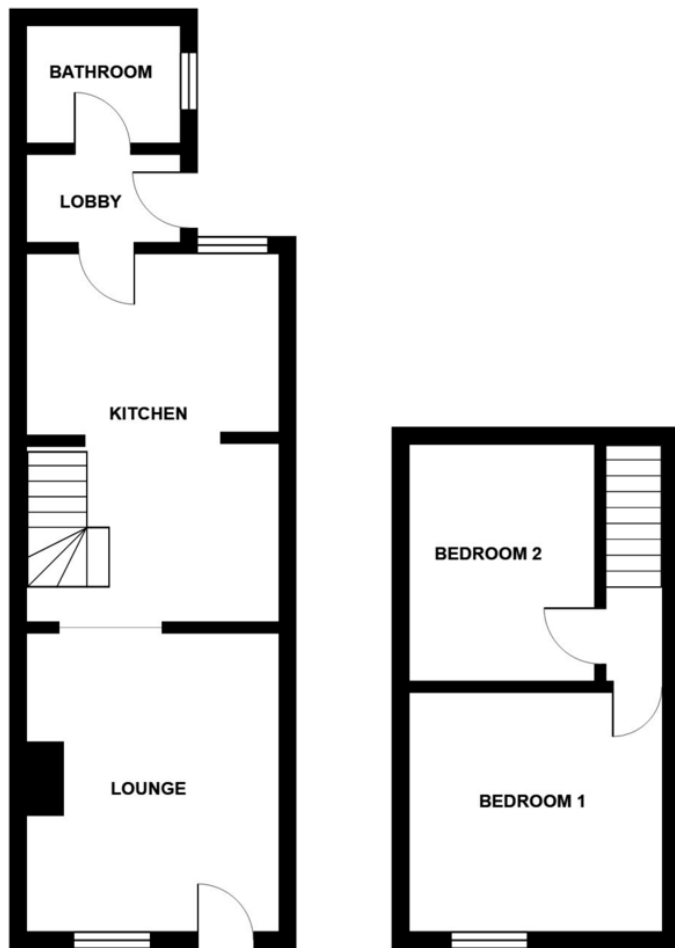
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

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